



TOWN OF LOOMIS
ACTION MINUTES
REGULAR MEETING OF
LOOMIS TOWN COUNCIL
LOOMIS TOWN HALL,
6140 HORSESHOE BAR ROAD, SUITE K
LOOMIS, CA 95650

TUESDAY	APRIL 10, 2007	7:00 P.M.
<p>CLOSED SESSION – Pursuant to cited authority, the Town Council will hold a closed session to discuss the following listed items. A report of any action taken will be presented prior to adjournment of the regular meeting.</p> <p>a . CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION Pursuant to Subdivision (a) of Section 54956.9: Bickford Ranch Heritage Coalition v. County of Placer Placer County Case No. SCV 12793</p> <p>b. CONFERENCE WITH REAL PROPERTY NEGOTIATOR: Pursuant to Section 54956.9 of the Government Code; Property: APN 044-007-064, 044-008-030 and 044-012-055 (Union Pacific Railroad property beginning at Loomis Station and running southwest toward Sierra College Boulevard and from Webb Street to King Road); and Placer County Property at 3790 Taylor Road, APN 044-133-002 Agency Negotiator: Perry Beck, Town Manager Under Negotiation: Price and term</p> <p>c. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION Initiation of litigation pursuant to subdivision Section 54956.9: Two potential cases</p> <p>d. CONFERENCE WITH LABOR NEGOTIATORS: Pursuant to Section 54957.6 of the Government Code: Agency Negotiator: Perry Beck, Town Manager Employee Organizations – Represented: - Maintenance Workers (Operating Engineers, Local 39) - Loomis Diversified Employees</p>		
TUESDAY	APRIL 10, 2007	7:30 P.M.

CALL TO ORDER

Call to order by Mayor Millward at 7:42 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:

Mayor Millward
Councilmember Kelley
Councilmember Morillas
Councilmember Scherer
Councilmember Ucovich

STATEMENT OF ACTION TAKEN DURING CLOSED SESSION

- a. No action.
- b. No action.
- c. No action.
- d. No action.

MATTERS OF INTEREST TO COUNCILMEMBERS

Councilmember Morillas noted the following:

- a senior at Del Oro High School is having a fund raiser for the Loomis Fire District
- the fund raiser will be a dance on April 21st from 8:00 p.m. to 12:00 p.m. at the Memorial Hall, \$15 a person and \$25 per couple

Councilmember Scherer pointed out that the Town has some problems with disconnected sidewalks and suggested the Council take a tour around Town to see what issues can be addressed.

Councilmember Ucovich stated the following;

- thanked the staff for fixing the clock in the Multi Modal
- noted the lights in front of the commercial businesses across from Burger King are lit up at night now
- some residents stated concerns regarding the speeding on Arcadia by Sunrise Loomis park
- received a complaint regarding the glare from the solar panels on the BRCO Construction building

Councilmember Scherer thanked the Town Manager for getting the Union Pacific storage yard along Taylor Road finally cleaned up.

All items on the agenda will be open for public comment before final action is taken. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a five-minute time limit. The Mayor has the discretion of limiting the total discussion time for an item.

Written Material Introduced Into the Record: Citizens wishing to introduce written material into the record at the public hearing on any item are requested to provide a copy of the written material to the Town Clerk prior to the public hearing date so that the material may be distributed to the Town Council prior to the public hearing.

PUBLIC COMMENT: This time is reserved for those in the audience who wish to address the Town Council on subjects that are not on the Agenda. The audience should be aware that the Council may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. Please **note that comments from the public will also be taken on any item on the agenda. The time allotted to each speaker is five minutes.**

Gary Liss, 4395 Gold Trail Way, gave an update on the Loomis Earth day activities and discussed the following:

- he wanted to make the Town aware that the State Board of Resources Control Board has initiated a process to develop regulations to protect California wetlands and streams and they are asking for public comments on four alternative regulatory approaches
- there was an article in the Bee on "saving Clover Valley" and it mentioned that the developers might be interested in giving up the project
- he asked if there was a way to create a reserve there and asked if the Town could look into options that the Town might have in pursuing this

ADOPTION OF AGENDA

A motion was made to adopt the Agenda. On motion by Councilmember Ucovich, seconded By Councilmember Morillas and passed by voice vote.

OPPORTUNITY TO COMMENT ON CONSENT CALENDAR: All items listed under the Consent Agenda are considered by the Council to be routine in nature and will be enacted by one motion unless an audience member or Councilmember requests otherwise, in which case, the item will be removed for separate consideration.

A motion was made to adopt the Consent Agenda. On motion by Councilmember Morillas, seconded by Councilmember Ucovich and passed by voice vote.

CONSENT AGENDA

1. Council Minutes – 3/13/07
2. Monthly Check Register – March
3. Statement of Activity
4. Treasurer's Report

RECOMMENDED ACTION

APPROVE

RECEIVE AND FILE

RECEIVE AND FILE

RECEIVE AND FILE

- | | | |
|----|--|-------------------------|
| 5. | Planning Status Report | <i>RECEIVE AND FILE</i> |
| 6. | Draft Agenda Joint Council & Planning Commission Meeting | <i>APPROVE</i> |

CONSENT ITEMS FORWARDED

PUBLIC HEARING

7. **Auburn Placer Disposal Rate Change**
Pursuant to the Town's agreement with Auburn Placer Disposal a rate change is requested that will result in increases for common refuse services ranging from 1.48% and 2.05%
Recommended action: Hold public hearing and approve resolution increasing refuse service rates as presented or as may be amended
Public:

John Rowe, Auburn Placer Disposal General Manager, stated the following:

- last year at the Town's annual clean up day they recycled 69% which was the best day for any community that they have ever done
- the fuel increase has been a significant cost
- Loomis has the lowest rate in the region

Gary Liss supports the rate change request.

Following further discussion on the matter, a motion was made to adopt Resolution 07-06, approving a rate increase to the solid waste refuse collection and hauling contract for Auburn Placer Disposal. On motion by Councilmember Ucovich, seconded by Councilmember Kelley and passed by the following roll call vote:

Ayes: Kelley, Millward, Morillas, Scherer, Ucovich
Noes: None

BUSINESS

8. **Request to Drill a Water Well**
Mr. Frank Sharifie asks that Council allow him to drill a water well for landscape watering at his house in St. Francis Woods
Recommended action: Staff recommends denial because landscape watering on this scale is not a prudent or sustainable resource use and the General Plan requires connection to the public water supply
Public comment:

Frank Sharifie, 5864 St. Francis Court, stated the following:

- he is responsible for landscaping 5-6 acres and has one of the smallest lawns in St. Francis Woods
- irrigating the property is very expensive, a two month water bill last year was \$700
- he is requesting to put in a well to mitigate the increasing cost of watering the landscaping
- he has no access to the canal water

Jean Wilson, 4301 Barton Road, pointed out the following:

- it is not easy getting ditch water anymore
- a few years ago she was unable to get ditch water allocated to them

Following further discussion on the matter, a motion was made to deny drilling a well for landscape watering. On motion by Councilmember Scherer, seconded by Councilmember Kelley and passed by the following roll call vote:

Ayes: Kelley, Millward, Morillas, Scherer
Noes: Ucovich

9. **Zone Change Request at 3930-3940 Sierra College Boulevard**
Tami Smull, owner Trimm Building Materials and Trimm Scaffolding, requests a General Plan and Zoning Amendment to change from Rural Estate (RE) to General Commercial (CG) zoning
Recommended action: Discuss and decide if staff should proceed with a General Plan and Zoning Amendment
Public comment:

Tami Smull, 3430 Sierra College Boulevard, stated the following:

- She is representing her family who have run their business in Rocklin for over 30 years

- they have purchased property in Loomis where they can sell their exterior stucco products
- they are asking that the small area behind the warehouse be rezoned
- on the East side it borders their warehouse, on the South side it borders the Railroad property, on the West side it borders residents and on the North side it borders the house that they rent out to a family
- they would like to expand their business and requested a rezone for storage
- she has no problem designating the creek as open space as long as her family goes along with it

Theresa Rose, 3921 Sierra College Boulevard, questioned a zoning change and the effect it would cause in a high water season if the culverts are not set up properly.

Bob Radke, 3981 Bankhead Road, stated the following:

- his property is next to the Smull property
- he supports expansion of this business on condition that a barrier wall be built that is similar to the wall between the businesses on Swetzer Road and the houses on Kathy Way

Council discussed the following:

- is it a significant community benefit
- questioned whether this would require a delineation of the wetlands
- should discuss the whole area at the same time, such as the Rose property across the street

Council continued this item to the April 17, 2007 meeting.

Recess at 9:21 p.m. to 9:31 p.m.

10. 2008-2013 Housing Element Update

The Town is required to update its Housing Element every five years, consider contracting with Lisa Wise Consulting for completion of an update of the Housing Element of the General Plan

Recommended action: Authorize Mayor to sign contract with Lisa Wise Consulting for completion of an update of the Housing Element of the General Plan

Public comment:

Roger Smith, 6755 Wells Avenue, asked if an outside power can dictate the amount the community has to grow or the amount of affordable housing that has to be provided?

Kathy Kerdus, Planning Director, it is the amount of land that needs to be zoned for what the Town's allocation is and it is assumed the new requirement for affordable housing will be 20 units per acre.

Following further discussion on the matter, a motion was made to authorize the Mayor to sign a contract with Lisa Wise Consulting for completion of an update of the Housing Element of the General Plan and to work on the housing until we get the numbers that we need. On motion by Councilmember Morillas, seconded by Councilmember Ucovich and passed by the following roll call vote:

Ayes: Kelley, Millward, Morillas, Scherer, Ucovich
Noes: None

11. Statewide Community Infrastructure Program

Mr. Daryl Rogers of Gridiron Development (Heritage Park Subdivision) is requesting the Town participate in the Statewide Community Infrastructure Program (SCIP)

Recommended action: Determine whether Council wishes to proceed with the SCIP program. If Council approves proceeding, then a new resolution and supporting documents, as well as the developer's application, with appropriate dates and signatories will be submitted for public hearing and approval in May.

Public comment:

Daryl Rogers, owner for Gridiron Development, stated the following:

- the cost per lot for all the fees is about \$43,000
- the rule in development is that all developers/builders make a certain margin when they sell a home
- there is a rule called the one third, whatever you invest in a lot you need to build a house on that lot that is worth roughly three times what you have invested into that lot
- if he uses the SCIP program he can keep the cost into the lot lower and build a smaller affordable house that he can sell quicker

Pat Miller, 4395 Gold Trail Way, stated the following:

- this is a bond for \$175 month to the property owner
- concerned about Loomis's Fire Protection District
- asked for a clearer explanation of the program

Perry Beck, Town Manager, expounded on the program.

Gary Liss, 4395 Gold Trail Way, suggested asking to put a cap on the mortgages by asking for a certain amount down in order to qualify, as a condition for SCIP to go forward.

Jean Wilson, 4301 Barton Road, stated the following:

- she looked at this program in Lincoln and they had good perimeters in order to qualify and it seemed to be working
- they gave a class so the people would have an understanding of what they were getting into
- there was a problem finding people that qualified for it

Mr. Beck pointed out that the program Ms. Wilson looked at might have been the Mercy Housing program and not the SCIP.

Following further discussion on the matter, Council agreed to continue this item to the May Council meeting.

12. **Park and Open Space Committee or Commission**

Consider creating a commission or committee to review and recommend on matters concerning parks and open space

Recommended action: Staff recommends starting with a focused committee to prepare a park and open space element for the General Plan

Public comment:

Council continued this item to the May Council meeting.

13. **2007/08 GOALS AND BUDGETING** (Continued from March 13, 2007)

TC 2.13.07

Continue discussion and determination of goals and projects to develop the 2007/08 budget

Recommended action: Discuss and give direction. Council might prioritize each section.

Public comment:

Council continued this item to the May Council meeting.

COMMITTEE REPORTS

14. Placer County Economic Development Commission – Ucovich
15. Placer County Flood Control/Water Conservation District – Morillas
16. Placer County Transportation Planning Agency – Kelley/Millward
17. Placer County Mosquito Abatement – Ucovich
18. Placer County Air Pollution Control District – Millward/Ucovich
19. Sacramento Area Council of Governments – Scherer/Kelley
20. Placer Land Trust ex-officio representative - Scherer

ADJOURNMENT

A motion was made to adjourn at 10:57 p.m. On motion by Councilmember Kelley, seconded by Councilmember Ucovich and passed by voice vote.

Mayor

Town Clerk